

Rental Property Calculator

Result

UNIT "B"

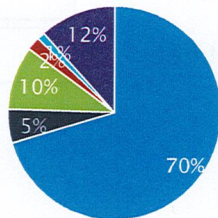
For the 20 Years Invested

First Year Income and Expense

Return (IRR):	12.55% per year
Total Profit when Sold:	\$858,731.37
Cash on Cash Return:	713.94%
Capitalization Rate:	4.98%
Total Rental Income:	\$1,072,127.94
Total Mortgage Payments:	\$582,635.25
Total Expenses:	\$271,390.78
Total Net Operating Income:	\$800,737.16

	Monthly	Annual
Income:	\$3,500.00	\$42,000.00
Mortgage Pay:	\$2,427.65	\$29,131.76
Vacancy (5%):	\$175.00	\$2,100.00
Property Tax:	\$333.33	\$4,000.00
Total Insurance:	\$66.67	\$800.00
Maintenance Cost:	\$41.67	\$500.00
Other Cost:	\$400.00	\$4,800.00
Cash Flow:	\$55.69	\$668.24
Net Operating Income (NOI):	\$2,483.33	\$29,800.00

First Year Expense Breakdown



Breakdown Over Time

Year	Annual Income	Mortgage	Expenses	Cash Flow	Cash on Cash Return	Equity Accumulated	If Sold at Year End	
							Cash to Receive	Return (IRR)
Begin				-\$120,281				
1.	\$39,900	\$29,132	\$10,100	\$668	0.56%	\$145,477	\$96,128	-19.53%
2.	\$41,097	\$29,132	\$10,403	\$1,562	1.30%	\$172,068	\$121,238	1.32%
3.	\$42,330	\$29,132	\$10,715	\$2,483	2.06%	\$199,585	\$147,230	8.16%
4.	\$43,600	\$29,132	\$11,037	\$3,432	2.85%	\$228,062	\$174,137	11.09%
5.	\$44,908	\$29,132	\$11,368	\$4,408	3.67%	\$257,535	\$201,992	12.49%
6.	\$46,255	\$29,132	\$11,709	\$5,415	4.50%	\$288,040	\$230,830	13.20%
7.	\$47,643	\$29,132	\$12,060	\$6,451	5.36%	\$319,613	\$260,687	13.54%
8.	\$49,072	\$29,132	\$12,422	\$7,518	6.25%	\$352,296	\$291,602	13.68%
9.	\$50,544	\$29,132	\$12,794	\$8,618	7.16%	\$386,127	\$323,612	13.70%

10.	\$52,060	\$29,132	\$13,178	\$9,750	8.11%	\$421,150	\$356,760	13.66%
11.	\$53,622	\$29,132	\$13,574	\$10,917	9.08%	\$457,408	\$391,086	13.58%
12.	\$55,231	\$29,132	\$13,981	\$12,118	10.08%	\$494,947	\$426,635	13.48%
13.	\$56,888	\$29,132	\$14,400	\$13,356	11.10%	\$533,814	\$463,453	13.37%
14.	\$58,594	\$29,132	\$14,832	\$14,631	12.16%	\$574,058	\$501,587	13.24%
15.	\$60,352	\$29,132	\$15,277	\$15,943	13.26%	\$615,731	\$541,085	13.12%
16.	\$62,163	\$29,132	\$15,735	\$17,296	14.38%	\$658,884	\$581,999	13.00%
17.	\$64,028	\$29,132	\$16,208	\$18,688	15.54%	\$703,574	\$624,383	12.88%
18.	\$65,949	\$29,132	\$16,694	\$20,123	16.73%	\$749,858	\$668,290	12.77%
19.	\$67,927	\$29,132	\$17,195	\$21,601	17.96%	\$797,794	\$713,780	12.66%
20.	\$69,965	\$29,132	\$17,710	\$784,033	19.22%	\$847,445	\$760,910	12.55%
Total	\$1,072,128	\$582,635	\$271,391	\$858,731	713.94%			

Purchase		Income	
Purchase Price	<input type="text" value="598904"/>	Annual Increase	
Use Loan?	<input type="radio"/> Yes <input type="radio"/> No	Monthly Rent	<input type="text" value="3500"/> <input type="text" value="3"/>
Down Payment	<input type="text" value="20"/>	Other Monthly Income	<input type="text" value="0"/> <input type="text" value="3"/>
Interest Rate	<input type="text" value="4.5"/>	Vacancy Rate	<input type="text" value="5"/>
Loan Term	<input type="text" value="30"/> Years	Management Fee	<input type="text" value="0"/>
Closing Cost	<input type="text" value="500"/>		
Need Repairs?	<input type="radio"/> Yes <input type="radio"/> No	Sell	
		Do You Know the Sell Price?	<input type="radio"/> Yes <input type="radio"/> No
Recurring Operating Expenses		Value Appreciation	<input type="text" value="3"/> Per Year
		Holding Length	<input type="text" value="20"/> Years
		Cost to Sell	<input type="text" value="8"/>
Property Tax	<input type="text" value="4000"/> <input type="text" value="3"/>	<input type="button" value="Calculate"/> <input type="button" value="Clear"/>	
Total Insurance	<input type="text" value="800"/> <input type="text" value="3"/>		
HOA Fee	<input type="text" value="0"/> <input type="text" value="3"/>		
Maintenance	<input type="text" value="500"/> <input type="text" value="3"/>		
Other Costs	<input type="text" value="4800"/> <input type="text" value="3"/>		

by Calculator.net